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Page 1 of 14
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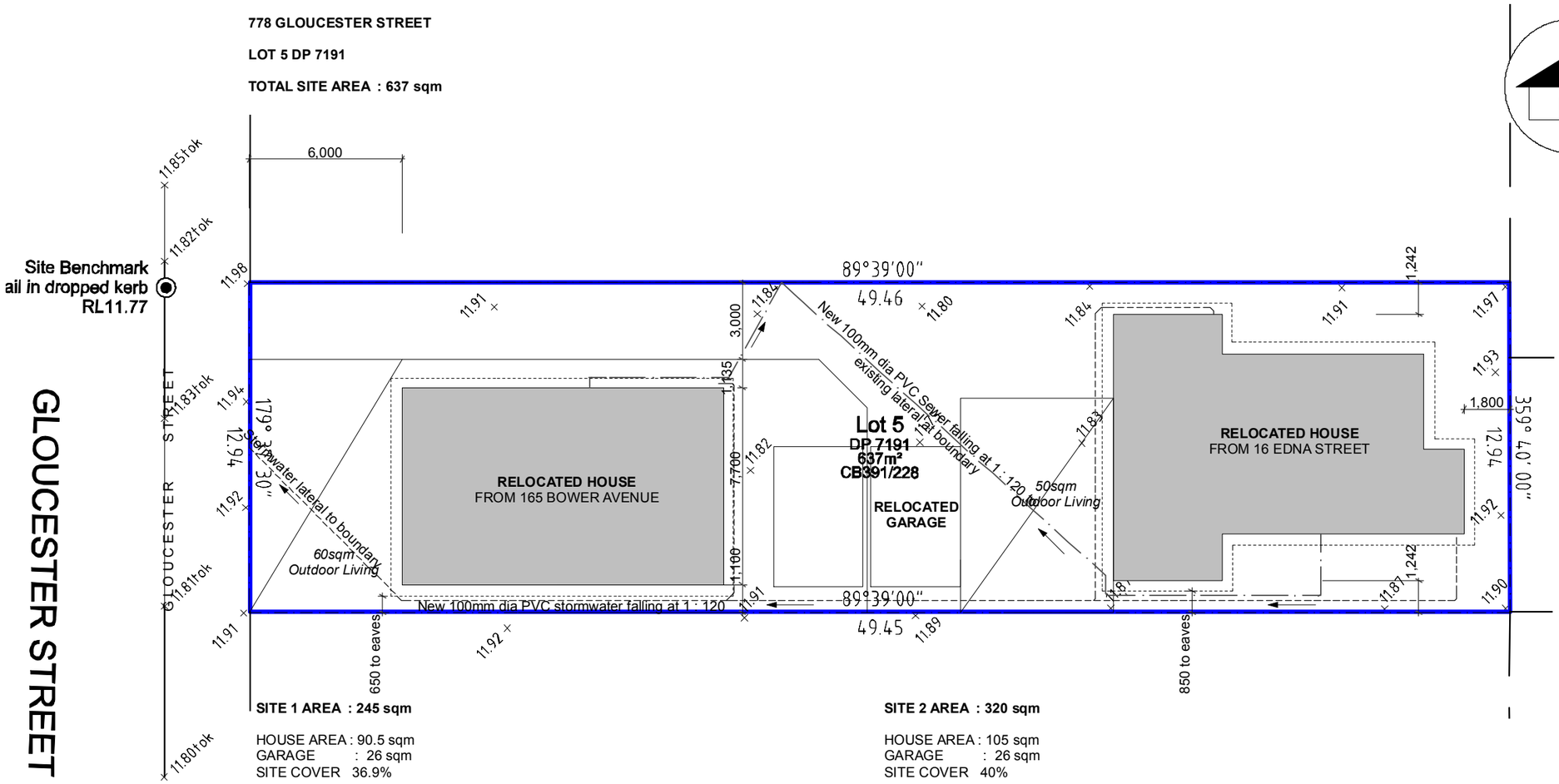
778 GLOUCESTER STREET

LOT 5 DP 7191

TOTAL SITE AREA : 637 sqm



SITE 1 AREA : 245 sqm

HOUSE AREA : 90.5 sqm
GARAGE : 26 sqm
SITE COVER 36.9%

SITE 2 AREA : 320 sqm

HOUSE AREA : 105 sqm
GARAGE : 26 sqm
SITE COVER 40%

REVISED PLAN
03 Dec 2014
PROFESSIONAL BUILDING CONSULTANTS LTD

NOTE ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DO NOT SCALE OFF THESE PLANS.

FOR CONSENT

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PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

SITE PLAN

Revision :	Date:	2/12/2014	Sheet #
B	Designed By:	P. Dunbar	1
	Drawn By:	A. Austin	

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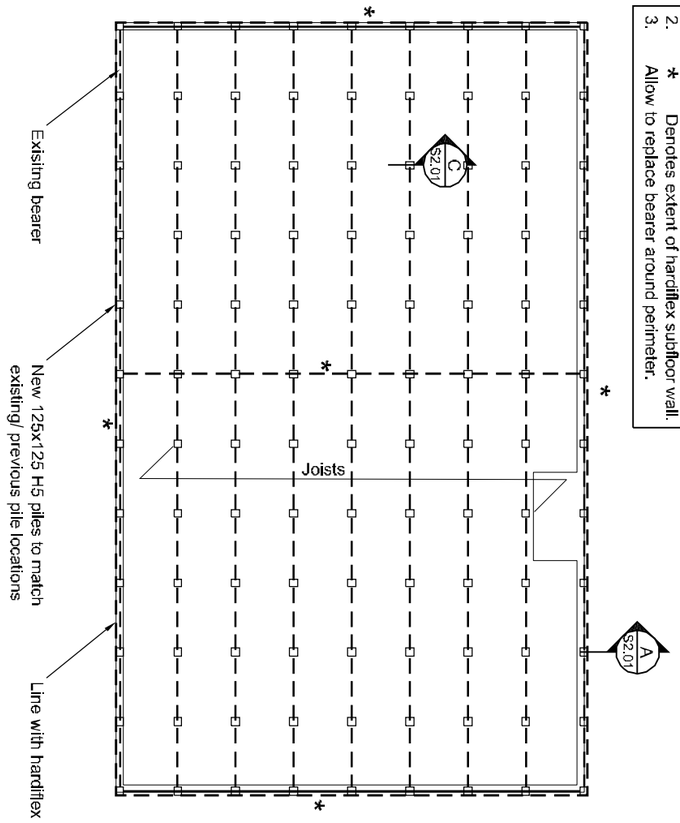
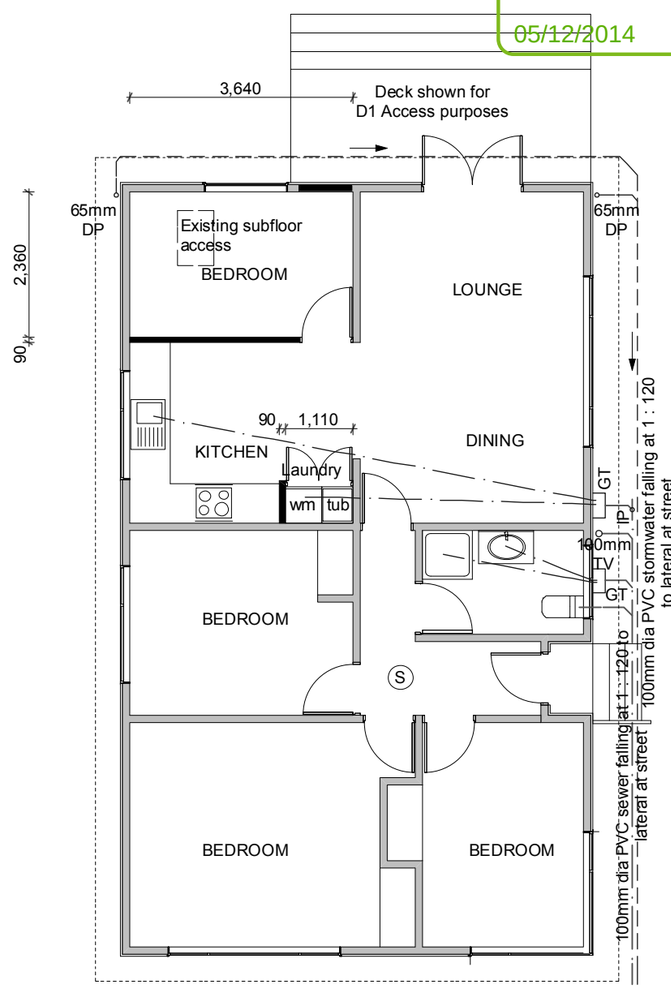
HOUSE 1
SCALE 1:100



Note:
1. Subfloor layout is approximate and needs to be verified on site.
2. * Denotes extent of hardiflex subfloor wall.
3. Allow to replace bearer around perimeter.



All fixtures are to have 40mm dia PVC wastes falling at 1 : 40 to gully trap, all wastes longer than 3m are to be back vented with an air admittance valve.
Laundry waste to be 50mm dia falling at 1 : 40 to gully trap.
All WC wastes are to be 100mm dia falling at 1 : 60 under subfloor to main

HOUSE 1 FLOOR PLAN
Scale 1 : 100

REVISED PLAN
03 Dec 2014
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PROPOSED UNIT DEVELOPMENT
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FLOOR PLANS HOUSE 1

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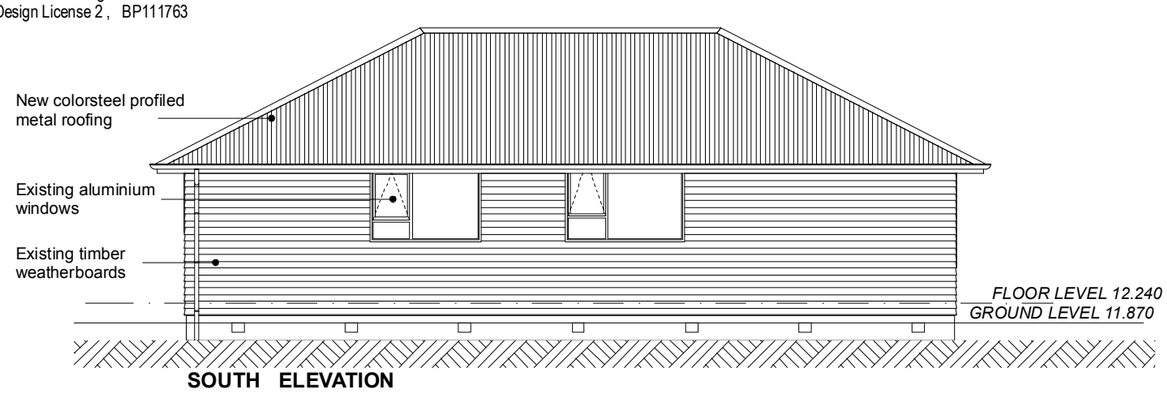
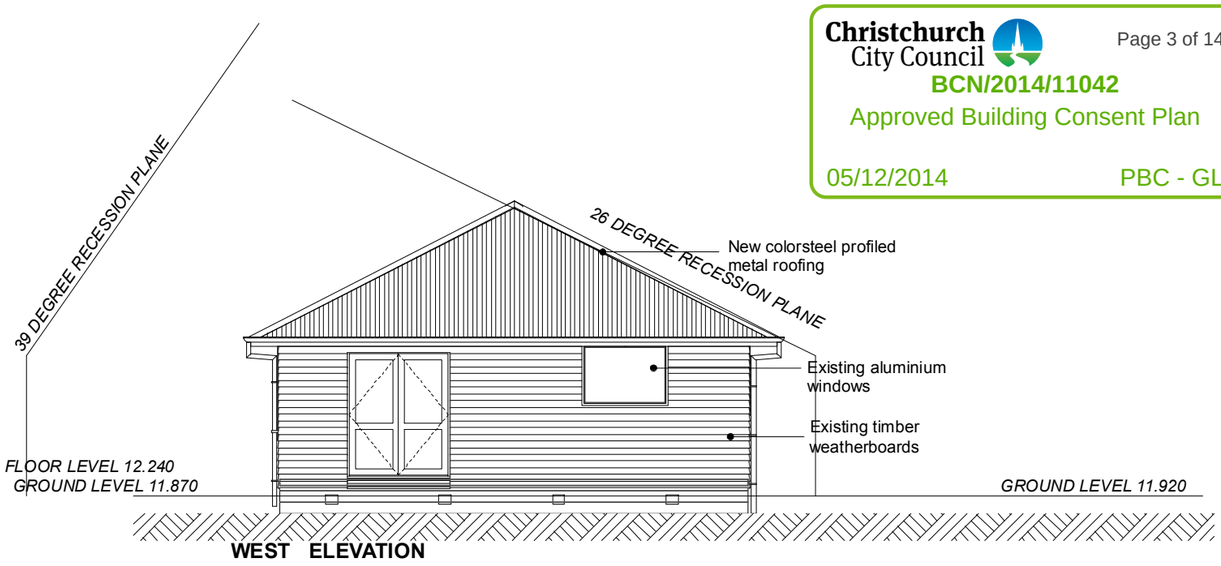
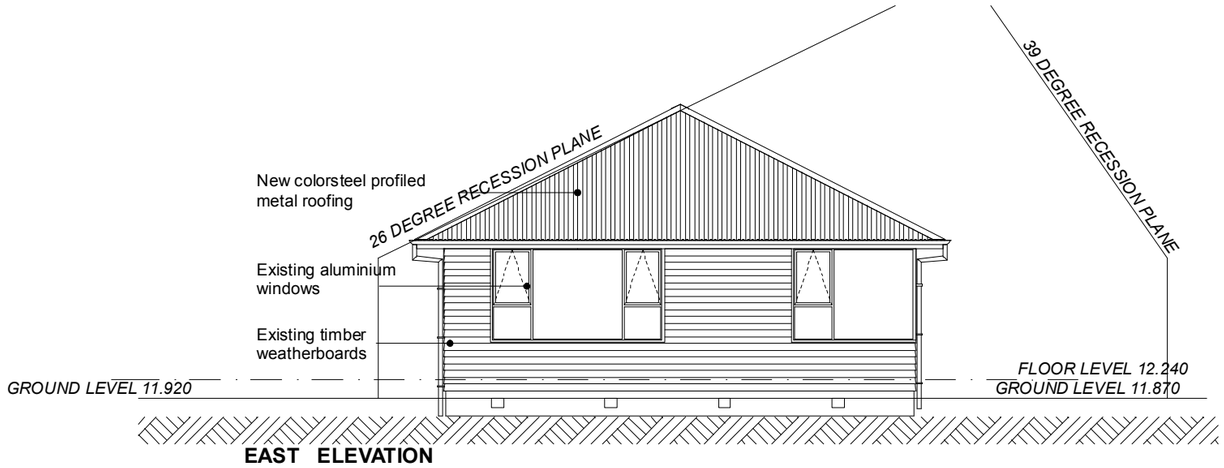


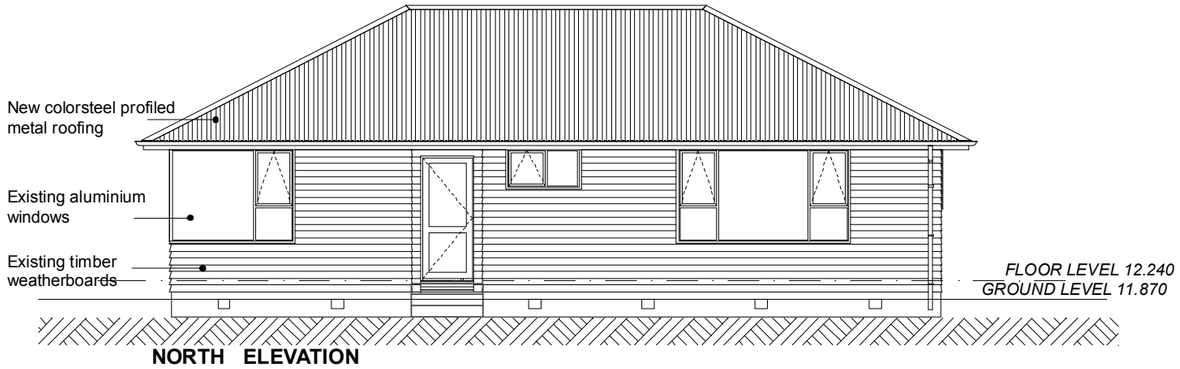
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

ELEVATIONS HOUSE 1

Revision :	Date:	2/12/2014	Sheet #
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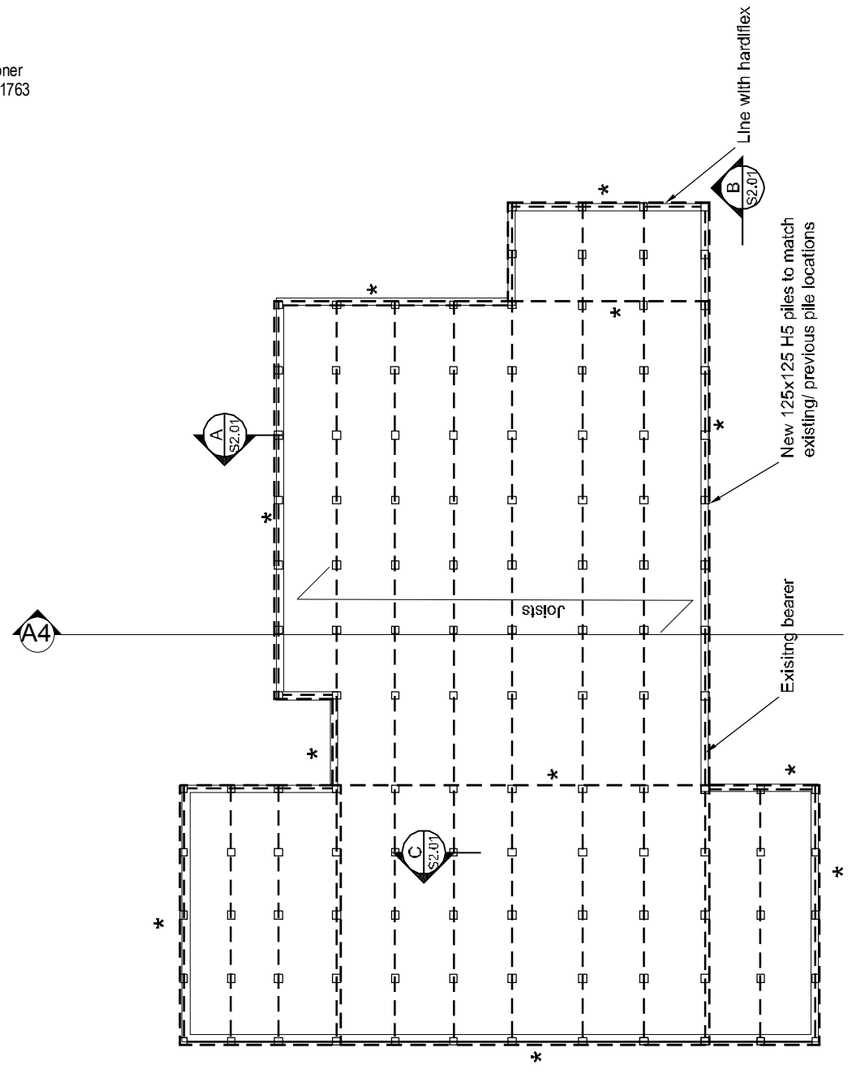

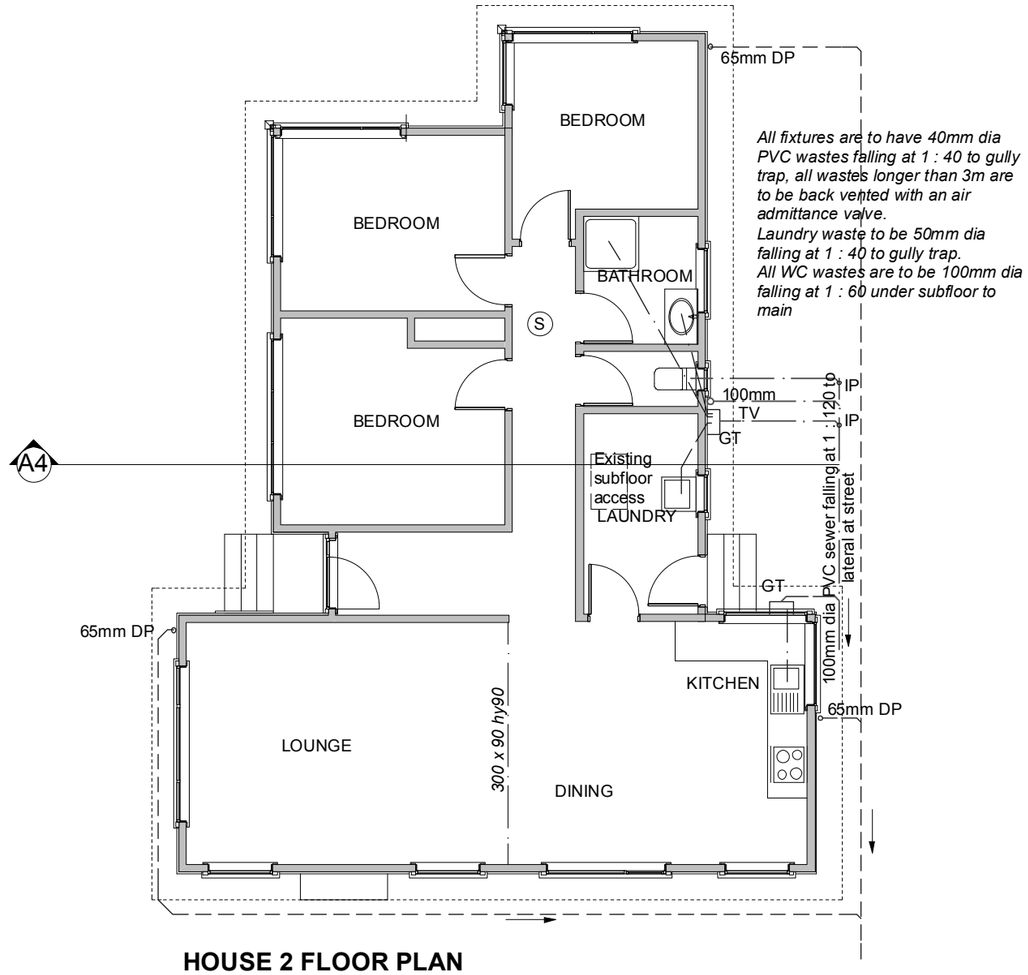

All fixtures are to have 40mm dia PVC wastes falling at 1 : 40 to gully trap, all wastes longer than 3m are to be back vented with an air admittance valve.
Laundry waste to be 50mm dia falling at 1 : 40 to gully trap.
All WC wastes are to be 100mm dia falling at 1 : 60 under subfloor to main

HOUSE 2 FLOOR PLAN
Scale 1 : 100

REVISED PLAN
03 Dec 2014
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FOR CONSENT

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PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

FLOOR PLANS HOUSE 2

Revision :	Date:	2/12/2014	Sheet #
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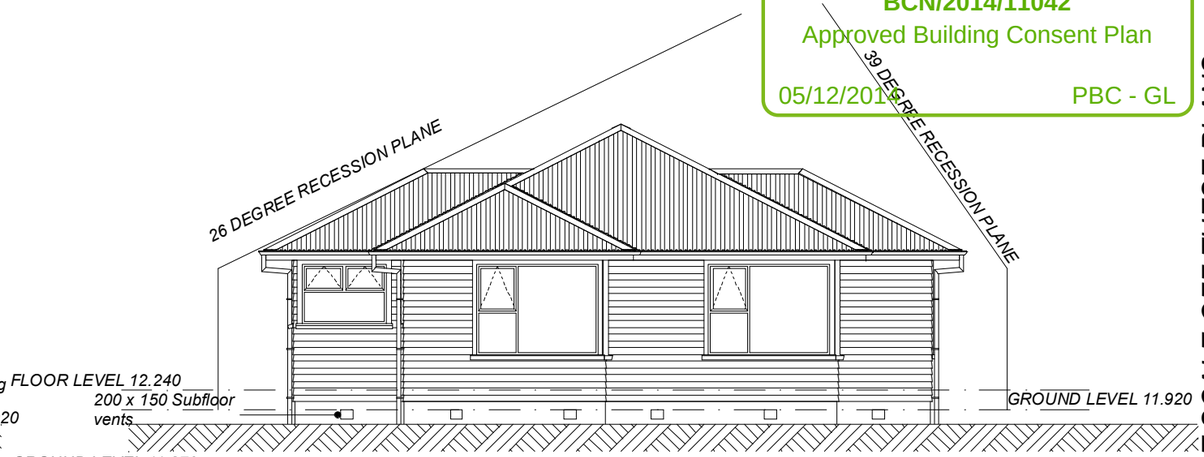
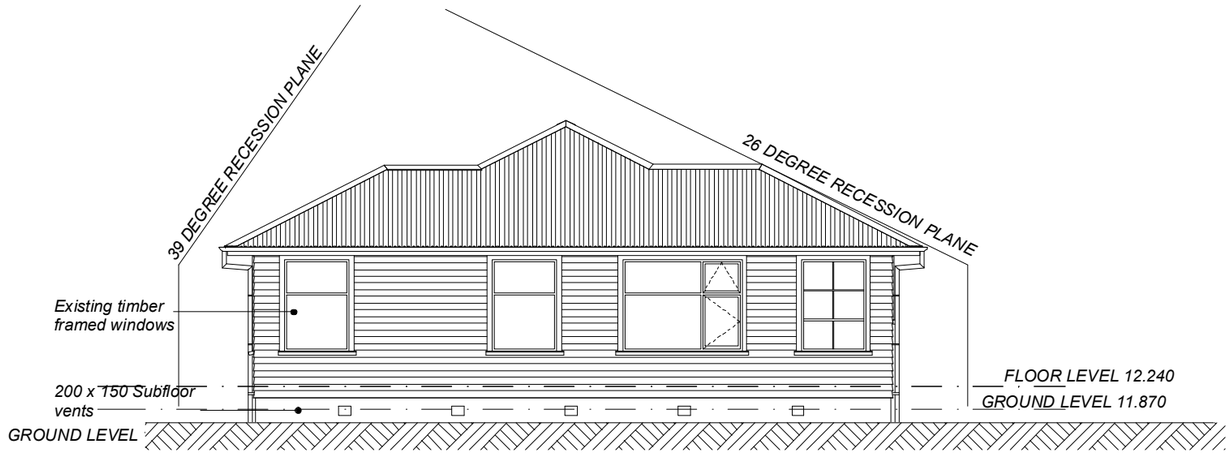
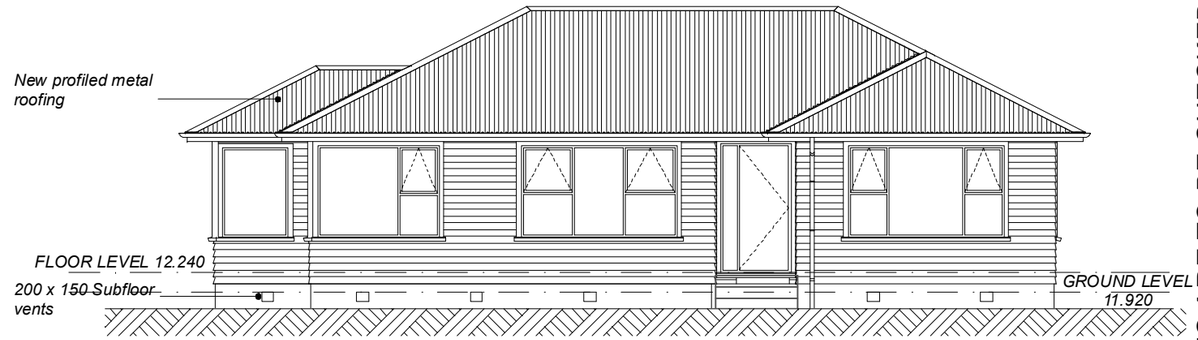
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

NOTE ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DO NOT SCALE OFF THESE PLANS.

REVISED PLAN
03 Dec 2014
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FOR CONSENT

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PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

ELEVATIONS HOUSE 2

Revision : B	Date:	2/12/2014	Sheet # 5
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	Drawn By:	A. Austin	

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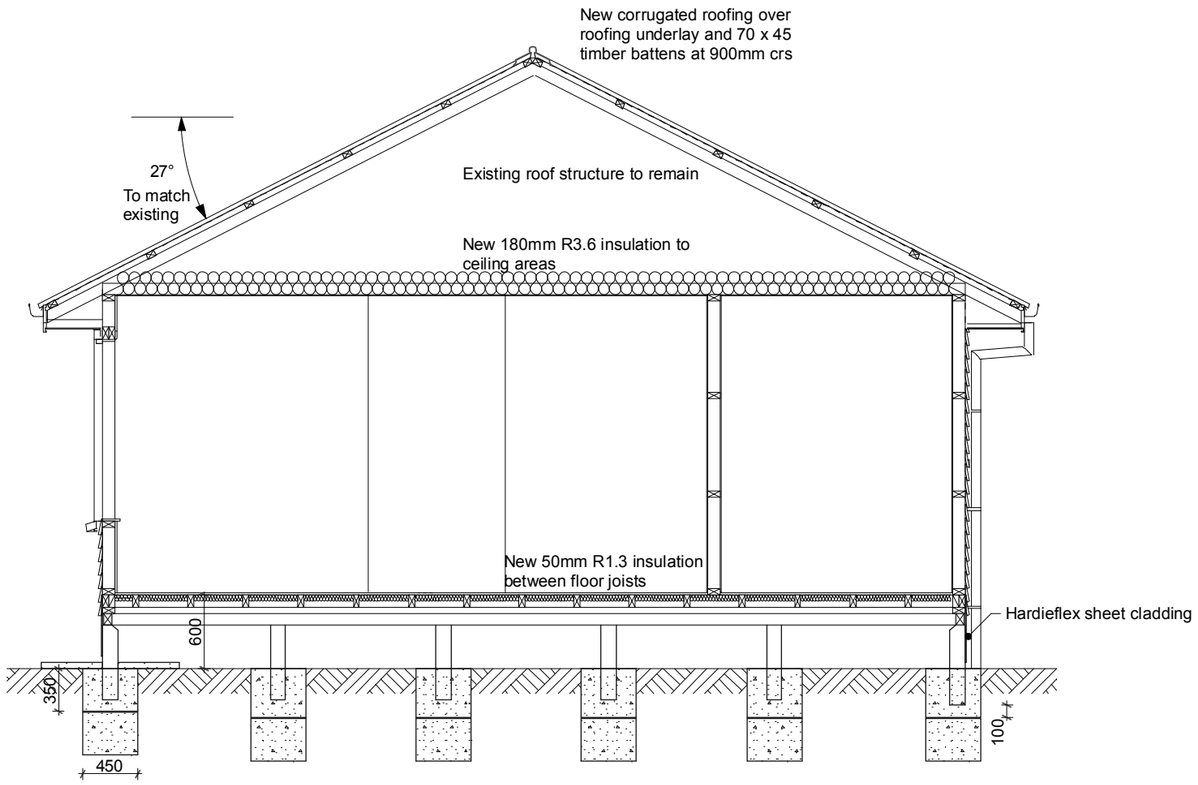

TYPICAL SECTION
Scale 1 : 50

CONSTRUCTION NOTES:
-The territorial authority and Designers shall be notified of any changes required for prior approval.
-All construction work shall comply with NZS 3604: 2011 and all other relevant NZ standards.
-All timber framing and exposed timber shall be treated to comply with NZS 3602: 2004
-All new timber used for general framing purposes shall be Pinus Radiata framing SG8 unless noted otherwise.
Timber treatment shall be H1.2 unless noted otherwise. All timber framed walls 2.4m high shall be framed in ex 100 x 50 timber with studs generally spaced at no more than 600mm crs for both loadbearing & nonloadbearing walls.

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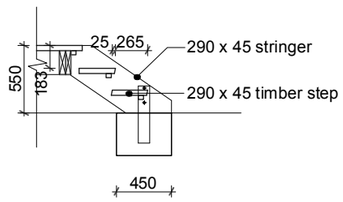

ENTRY STEP DETAIL
Scale 1 : 50

NOTE ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DO NOT SCALE OFF THESE PLANS.

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PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

SECTION

Revision : B	**Date:**	2/12/2014	**Sheet #** 6
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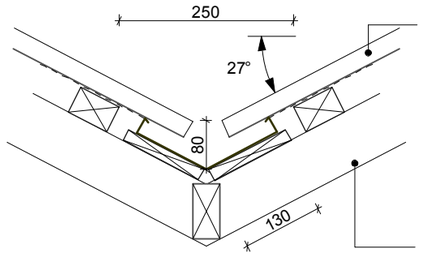
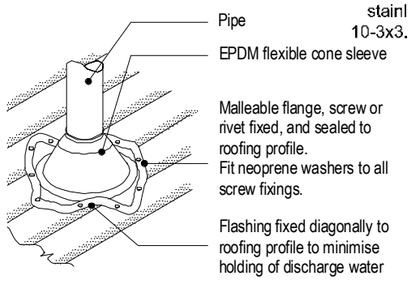


VALLEY FLASHING
Scale 1 : 10

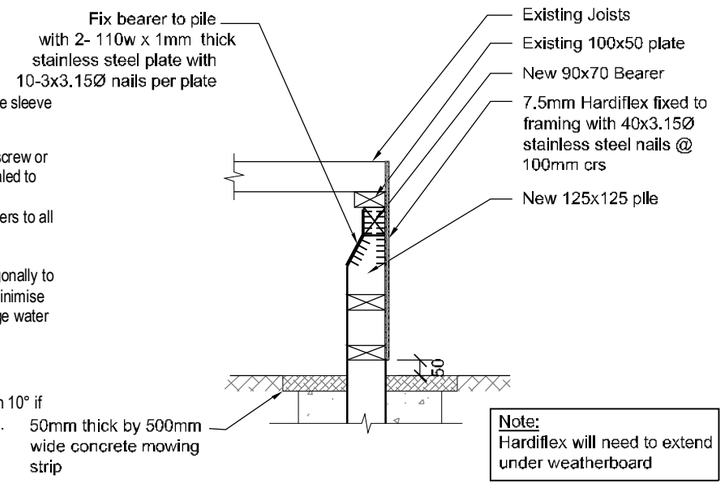
FLASHING FOR SMALL PIPES



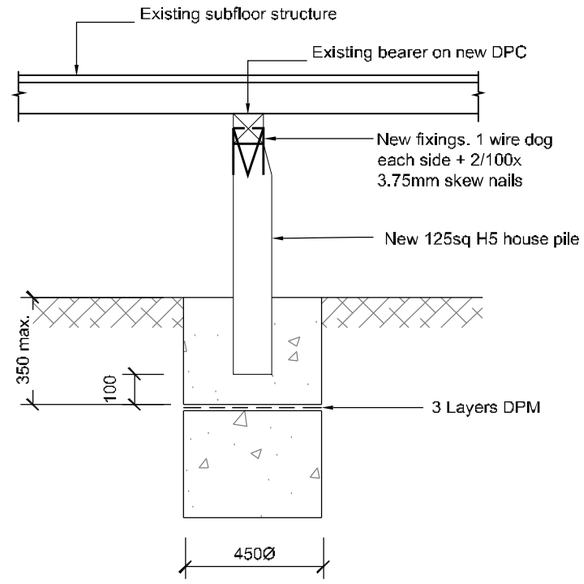
NOTE:

(1) Max. roof pitch for this flashing 5°, minimum pitch 10° if base of flange covers one or more complete troughs.

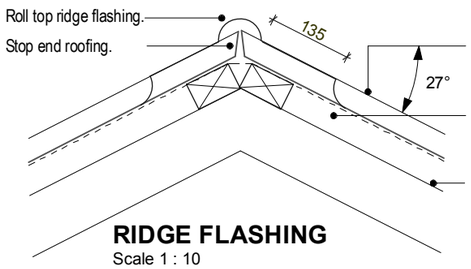
(2) For pipes up to 85 mm diameter.



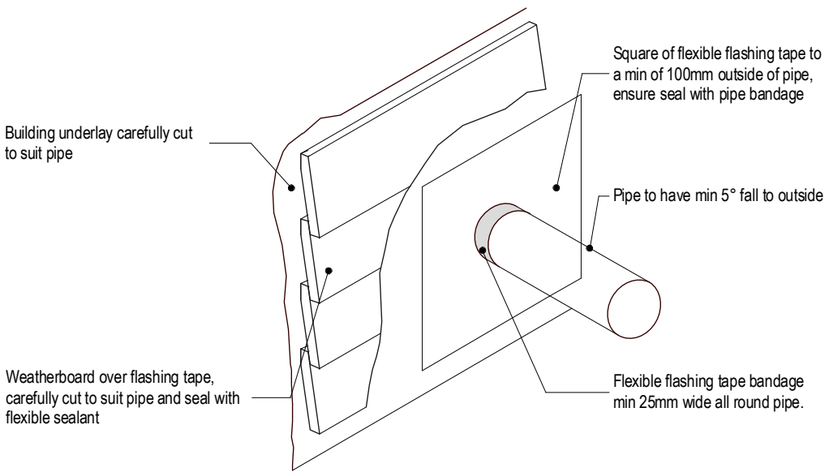
A S1.01 SECTION - FOUNDATION
SCALE 1:20



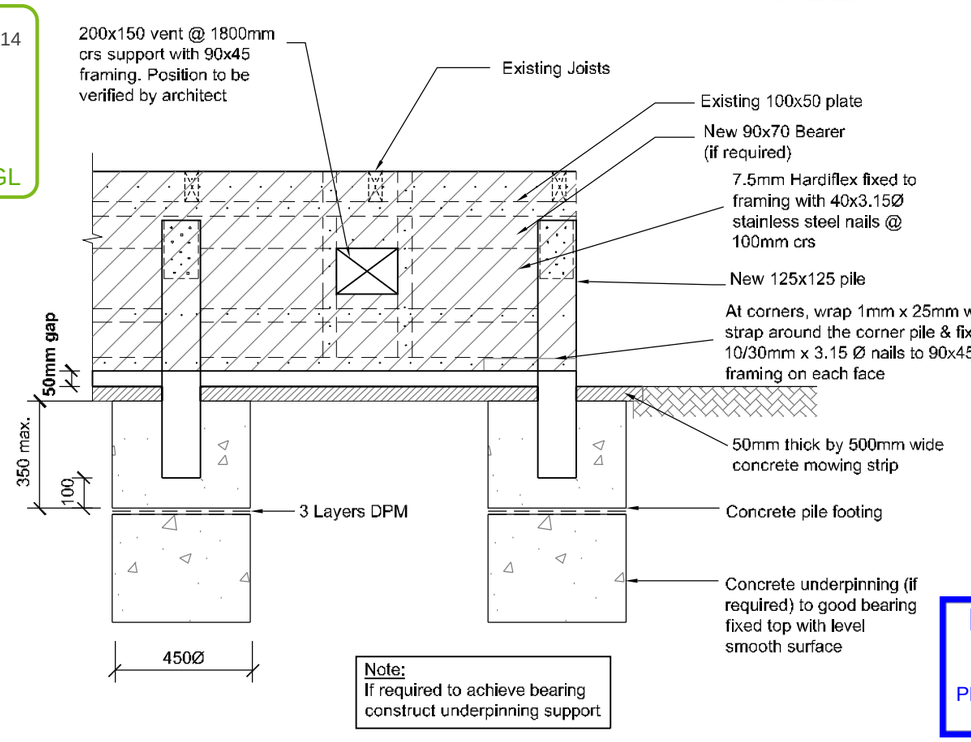
B S1.01 TYPICAL PILE DETAIL (ORDINARY TIMBER PILE)
SCALE 1:20



RIDGE FLASHING
Scale 1 : 10



WALL PENETRATION
Scale 1 : 10



C S1.01 ELEVATION CEMENT BOARD BRACE WALL
SCALE 1:20

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03 Dec 2014
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PROPOSED UNIT DEVELOPMENT
778 GLOUCESTER STREET, CHRISTCHURCH
for A. McGUINESS & D. PALMER

TYPICAL DETAILS

Revision :	Date:	2/12/2014	Sheet #
B	Designed By:	P. Dunbar	7
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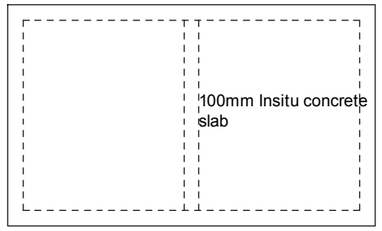
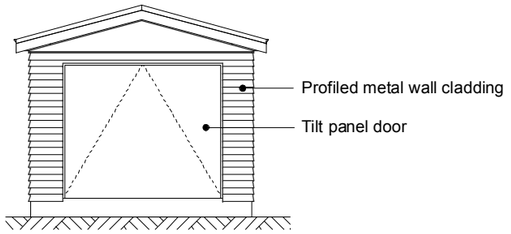
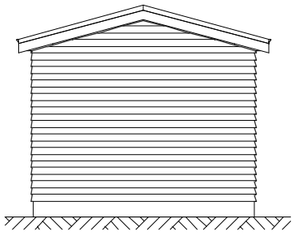


GARAGE SLAB - Garage
Scale 1 : 100

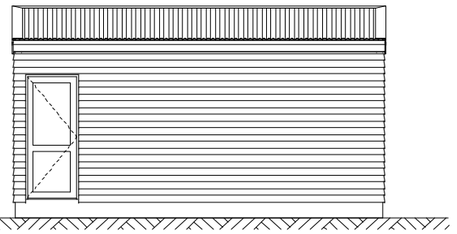


NORTH GARAGE ELEVATION
Scale 1 : 100

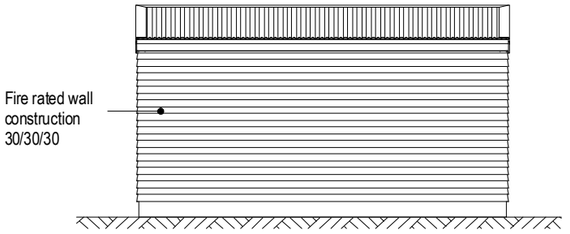


SOUTH GARAGE ELEVATION
Scale 1 : 100

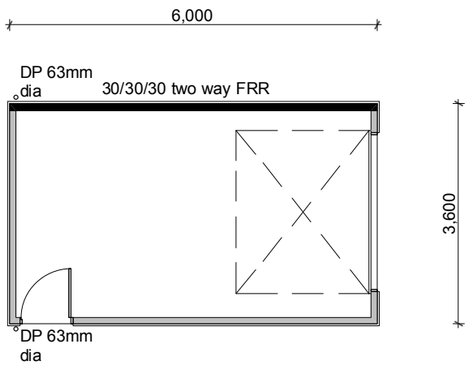
- Bottom plate to slab - Proprietary post fixed anchors or Ramset TruBolt at 0.9m crs, no further than 150mm from corners & within 150mm of an opening stud.
- Bottom plate Hold downs are to be within 150 mm of each end of wall frame and bracing panels.



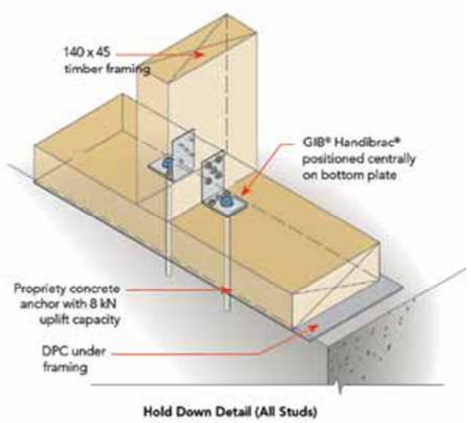
EAST GARAGE ELEVATION
Scale 1 : 100



WEST GARAGE ELEVATION
Scale 1 : 100



FLOOR PLAN - Garage
Scale 1 : 100



Hold Down Detail (All Studs)

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PROPOSED UNIT DEVELOPMENT
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GARAGE PLANS

Revision : B	Date:	5/12/2014	Sheet # 7
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	Drawn By:	A. Austin	

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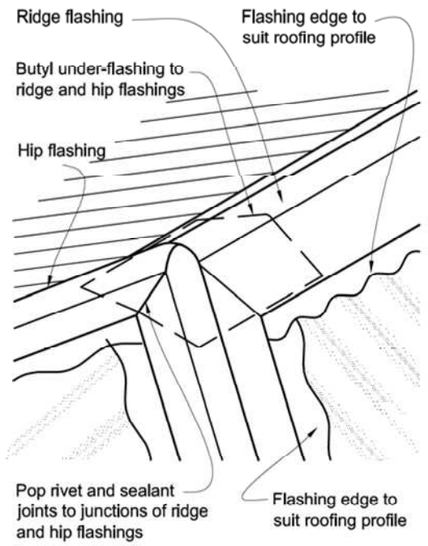
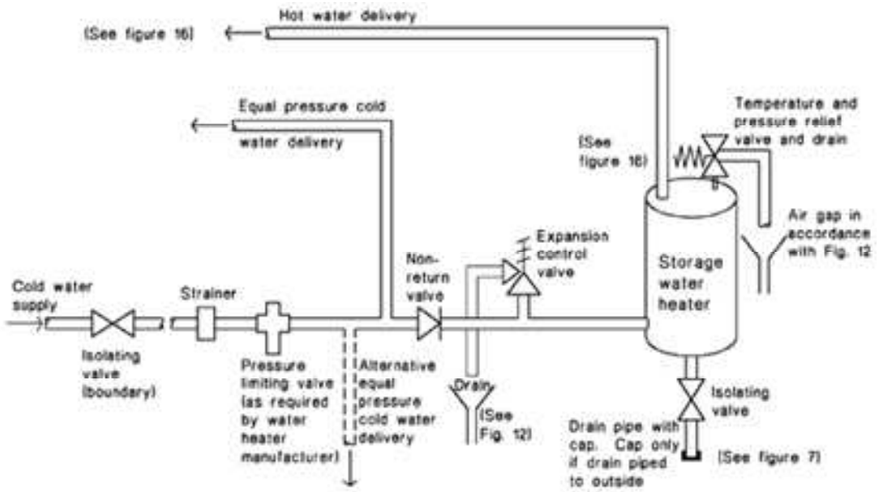
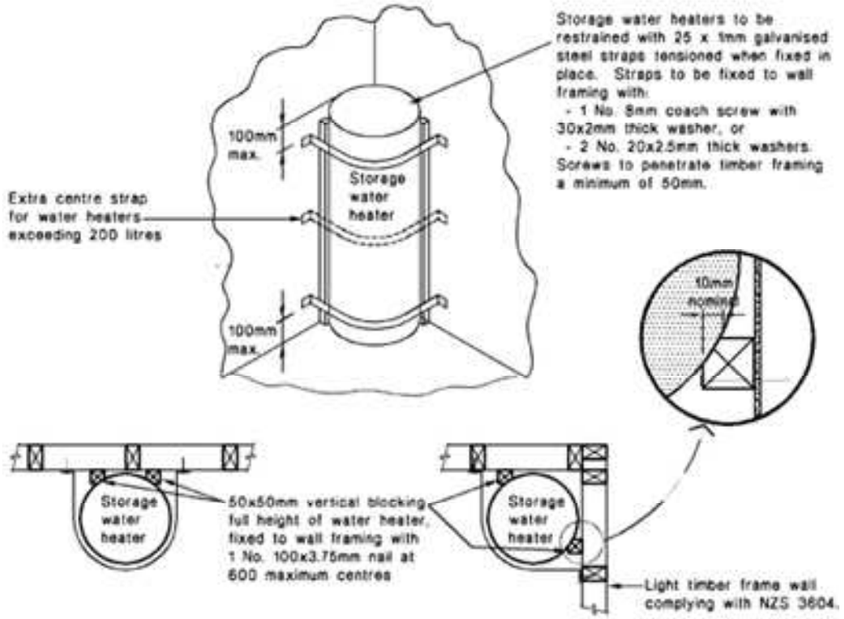
Figure 43: **Ridge to hip flashings**
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.







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TYPICAL DETAILS

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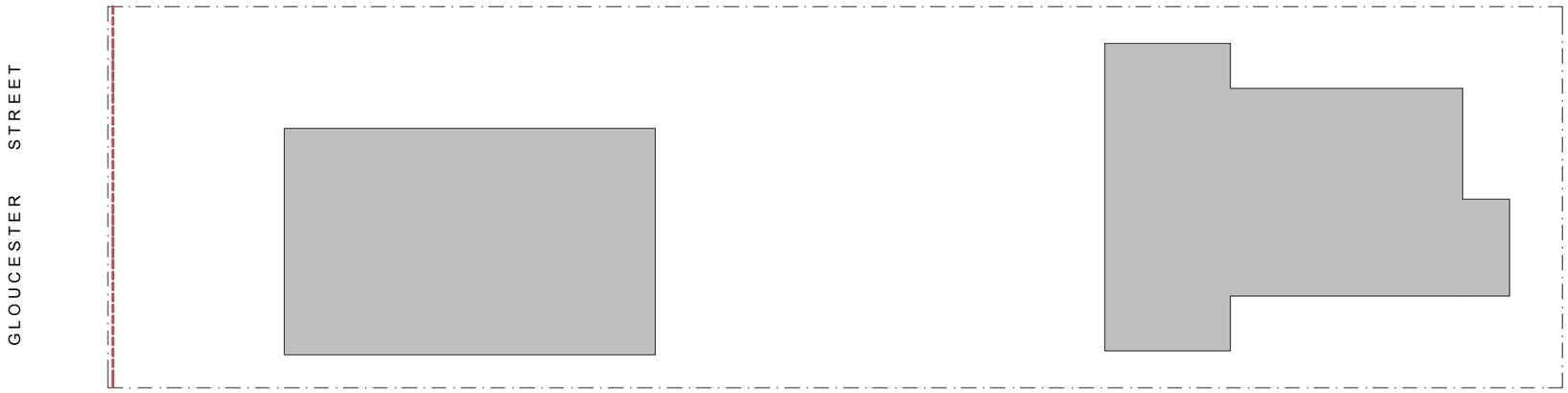
SEDIMENT CONTROL NOTES:

All sediment control measures are the responsibility of the builder on site.

Temporary cyclone fencing to restrict public access to be 50 x 50mm chain link 2m high, max 100mm from ground level

All downpipes are to go on (temporarily) as soon as the roof goes on.



SEDIMENT CONTROL PLAN
Scale 1 : 200

NOTE ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DO NOT SCALE OFF THESE PLANS.

REVISED PLAN
03 Dec 2014
PROFESSIONAL BUILDING CONSULTANTS LTD

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SEDIMENT CONTROL PLAN

Revision : B	Date:	2/12/2014	Sheet # 9
	Designed By:	P. Dunbar	
	Drawn By:	A. Austin	

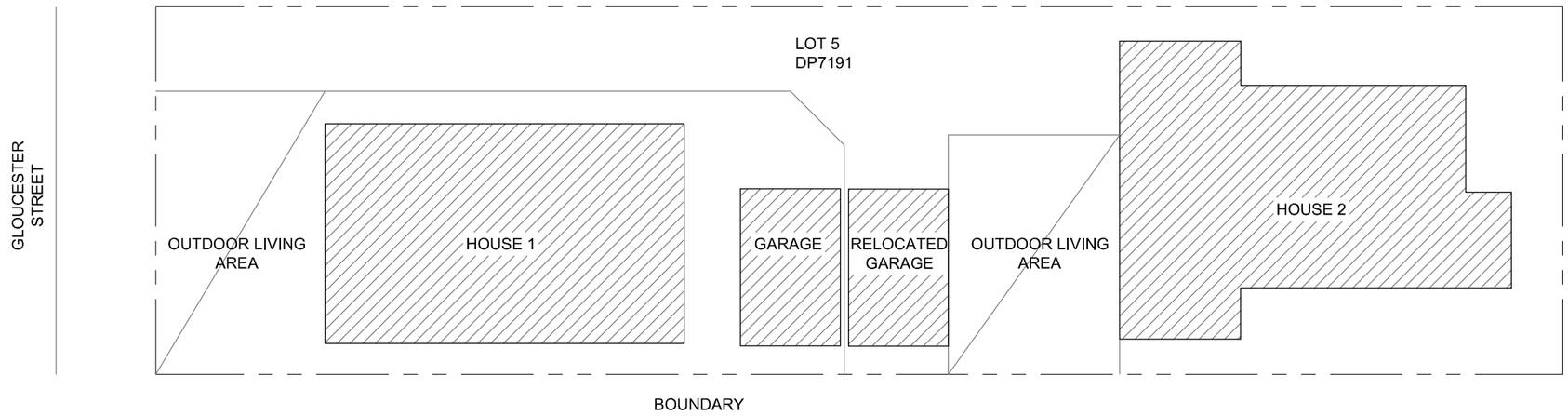
778 GLOUSCESTER STREET
CHRISTCHURCH
HOUSE RELOCATION

STRUCTURAL DRAWING LIST
Job No 14239

DWG No.	TITLE
S.00	SITE PLAN AND SPECIFICATION
S1.01	FOUNDATION PLAN
S2.01	GARAGE PLAN AND DETAILS

RICHARDS
CONSULTING | ENGINEERS
823 Jones Road, Rolleston
P O Box 86020, Rolleston West 7658
Phone 03 347 1624
Email: rce@rcengineers.co.nz

2014
BUILDING CONSENT



N

SITE PLAN
SCALE 1:200

1.0 GENERAL

1.1 All drawings to be read in conjunction with all relevant Architects (design), and specifications.

1.2 All Work shall comply with the relevant clauses of the New Zealand Building Code, best practice and relevant New Zealand Standards and Codes of practice.

1.3 Do Not Scale from any drawings. Use figured dimensions only. If in doubt ask.

1.4 The Contractor shall be responsible for verifying all dimensions against the existing house subfloor and ensuring that all dimensions and levels shown on the drawings are correct and consistent with other relevant drawings. The subfloor layout presented is approximate and the Contractor shall inspect before pricing and constructing. Any discrepancies are to be reported immediately to the Engineer.

1.5 If at any time prior to Practical Completion, the Contractor should become aware of any signs of distress, excessive settlement or deflection, conflict of components or any other indications whatsoever of actual or potential damage to the Contract Works or any part thereof, they shall forthwith notify the Engineer, and confirm such notice in writing as soon as is practicable.

2.0 INSPECTIONS

2.1 The Engineer shall be requested to undertake the following inspections:

- Pile bearing capacity to verify 150kPa bearing
- Subfloor piles and hardiflex wall framing.
- Garage excavation bearing

A minimum of 48 hours notice shall be provided to the Engineer before an inspection is required.

3.0 HOUSE FOUNDATIONS

3.1 The Contractor shall review the condition of the subfloor framing before relocating.

3.2 The subfloor layout has been assumed based on verbal advice. The Contractor shall inspect and verify the arrangement before pricing and constructing.

3.3 New piles shall be installed to match the existing foundation.

3.4 An allowance to install a new bearer around the perimeter shall be made to where the previous foundation wall was removed.

3.5 The joins in the existing bearers shall be spliced with new 90x70mm H.2 1.2m long timber with 2-M12 galvanised bolt son each side of the splice location.

3.6 The Contractor's attention is brought to the following:

- The cement board for the subfloor wall will need to extend under the existing cladding and will require partial removal for installation.
- The piles are to be installed a maximum of 350mm below ground level. If sufficient bearing is not achieved then underpinning will be required (refer to detail).

3.7. For waterproofing, DPM, underfloor heating and insulation refer to architectural drawings.

3.8. The Contractor shall mange the earthworks as per best practice, this includes not over excavating, maintaining stability of excavations, ensuring all runoff is directed away from the excavations during and at the completion of the earthworks. The Contractor shall allow for dewatering of excavations to prevent water from lying in them. Dewatering may be required.

3.9. Assumed geotechnical ultimate bearing capacity of 150kPa unless noted otherwise. If the recommended founding stratum is not encountered at expected foundation level (0.4m depth), the Engineer is to be informed before work proceeds in that area.

3.10. Concrete compressive strengths at 28 days shall be 20 MPa.

3.11. All timber shall be MSG 8, H3.1 unless stated otherwise.

3.12. Timber shall be treated as set out in NZS 3602:2003 - Timber and Wood-based Products for use in Buildings.

3.13. All timber piles to be treated to NZTPC Hazard Classification H5 and other timber to be Hazard Classification H3; All cuts and notches shall be treated with "Enseal" timber preservative;

3.14. Typical fixings between piles and bearers/bottom plates as per NZS 3604:2011. Use Grade 304 stainless steel where subfloor fixings are within 600mm of GL as per NZS 3604: 2011 Section 4 - Durabilty.

3.15. The connection of the pile to the bearer shall be re-established using new galvanised fixings as per the attached details.

3.16. A DPC layer shall be placed between the piles and bearers

4.0 GARAGE FOUNDATIONS

4.1. Excavate the topsoil and low bearing material to a minimum 150kPa ultimate geotechnical soil bearing.

4.2. Undercut and remaining excavated material shall be removed from site.

4.3. 150kPa ultimate geotechnical soil bearing shall be confirmed by the engineer. Allow for localised undercut where soft or unwanted material exists.

4.4. The Contractor shall manage the earthworks as per best practice, this includes not over excavating, ensuring all runoff is directed away from the top of any battens during and at the completion of the earthworks. The Contractor shall allow for dewatering of excavations to prevent water from lying in them.

4.5. The excavation shall be backfilled with well graded well compacted gravel fill (Gap 65 or AP40). Gravel fill shall be compacted in maximum 150mm layer to achieve 95% dry density.

4.6. The contractor shall submit density test data for mid depth and top surface layer i.e. two tests.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

RICHARDS CONSULTING | ENGINEERS
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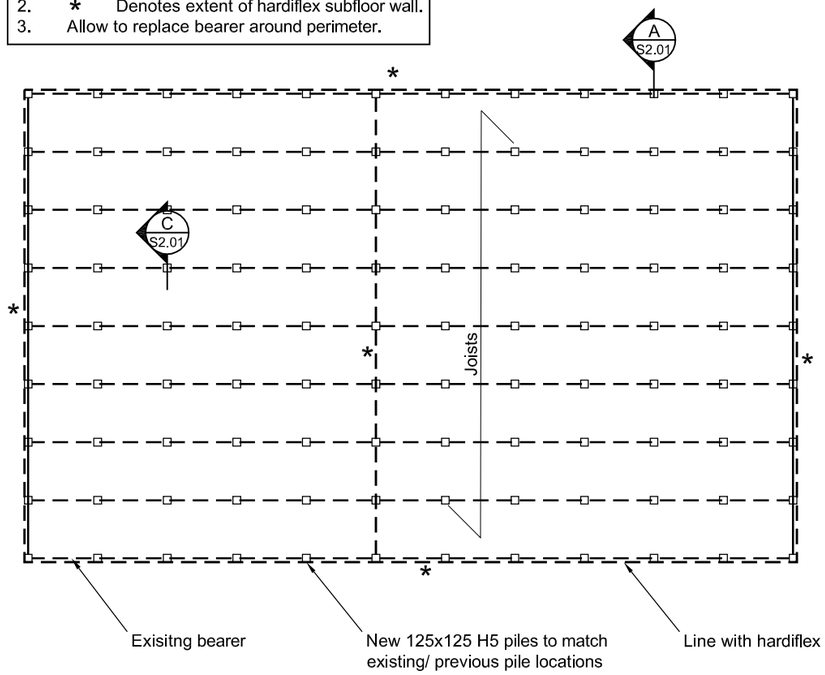
PROJECT TITLE
778 GLOUCESTER STREET
CHRISTCHURCH
HOUSE RELOCATION

DRAWING TITLE
SITE PLAN & SPECIFICATION

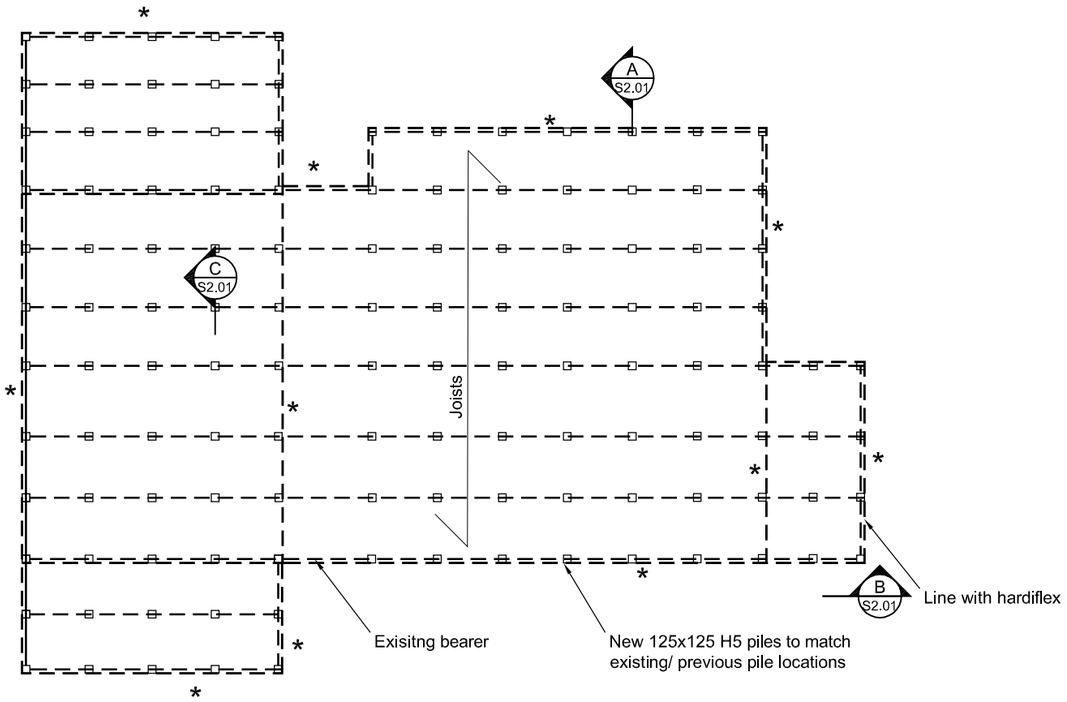
REV NO.	REVISION	DATE	APPROVED
1.	BUILDING CONSENT	NOV 2014	SR

PROJECT NO. 14239
SCALE @ A3
REV NO. 1
DESIGNED SR
DRAWN GR
SHEET NO. S.00

Note:
1. Subfloor layout is approximate and needs to be verified on site.
2. * Denotes extent of hardiflex subfloor wall.
3. Allow to replace bearer around perimeter.



HOUSE 1
SCALE 1:100



HOUSE 2
SCALE 1:100

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

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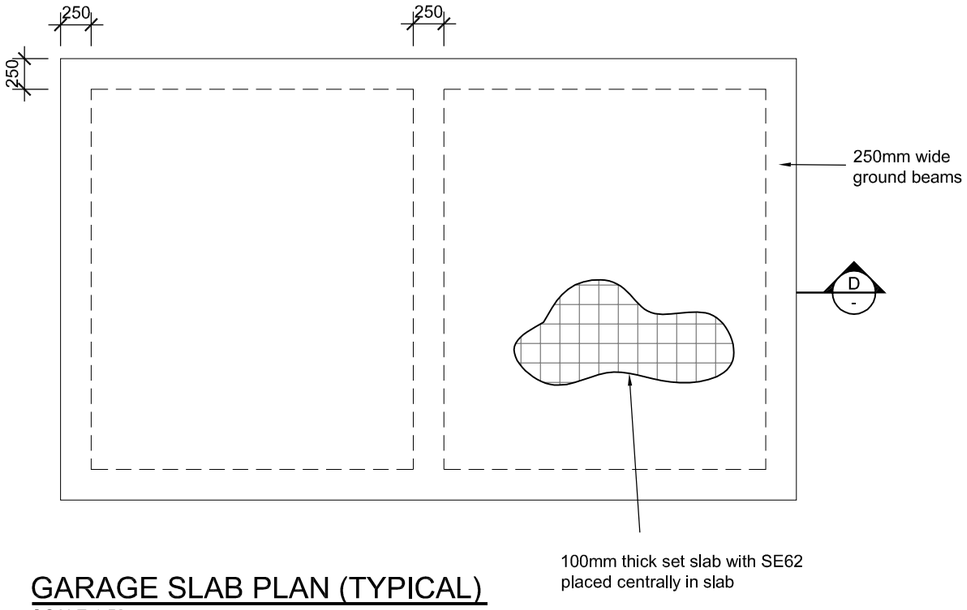
PROJECT TITLE
778 GLOUSCESTER STREET
CHRISTCHURCH
HOUSE RELOCATION

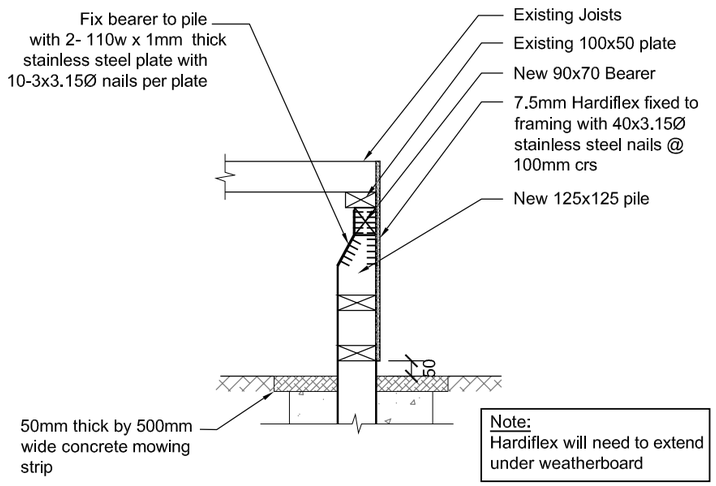
DRAWING TITLE
FOUNDATION PLAN

REV NO.	REVISION	DATE	APPROVED
1.	BUILDING CONSENT	NOV 2014	SR

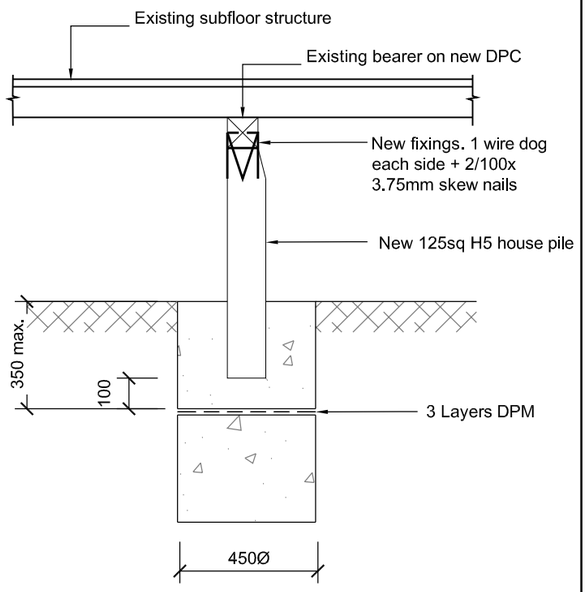
PROJECT NO. 14239
SCALE @ A3
REV NO. 1
DESIGNED SR
DRAWN GR
SHEET NO. S1.01



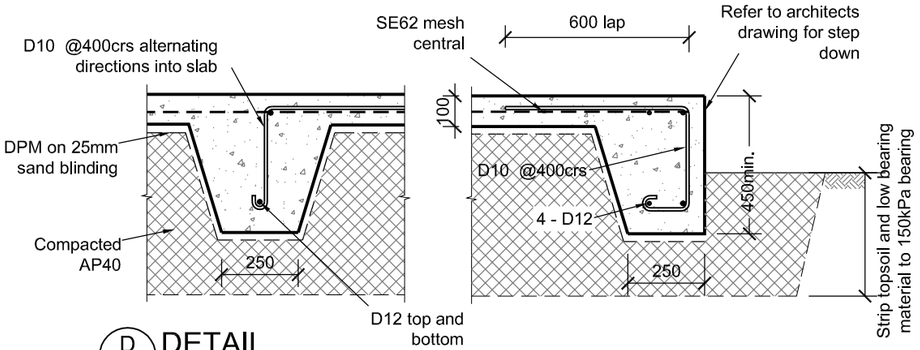
GARAGE SLAB PLAN (TYPICAL)
SCALE 1:50



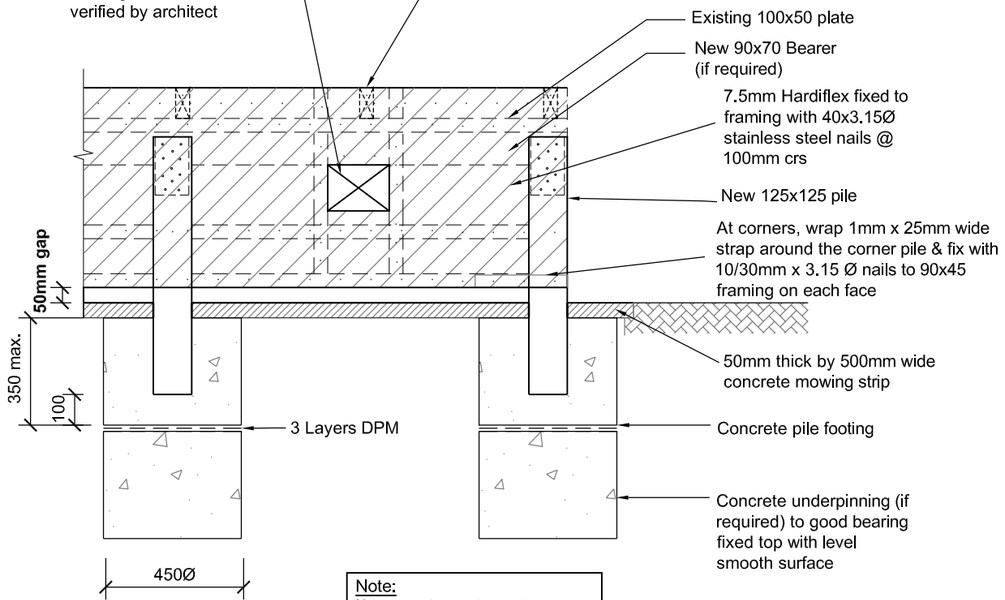
A S1.01 **SECTION - FOUNDATION**
SCALE 1:20



B S1.01 **TYPICAL PILE DETAIL (ORDINARY TIMBER PILE)**
SCALE 1:20



D - **DETAIL**
SCALE 1:20



C S1.01 **ELEVATION CEMENT BOARD BRACE WALL**
SCALE 1:20

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778 GLOUSCESTER STREET
CHRISTCHURCH
HOUSE RELOCATION

DRAWING TITLE
GARAGE PLAN AND DETAILS

REV NO.	REVISION	DATE	APPROVED
1.	BUILDING CONSENT	NOV 2014	SR

PROJECT NO. 14239 | DESIGNED SR
SCALE @ A3 | DRAWN GR
REV NO. 1 | SHEET NO. S2.01